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INTERNATIONAL REALTY





Elegant Equestrian Country Estate

There are homes that impress, and then there are properties that quietly become part of your life. Set behind a gated entrance on more than 11.6 private acres in the prestigious Farms at Heartwood, this exceptional custom-built equestrian estate was created for those who appreciate craftsmanship, privacy and the simple luxury of living surrounded by nature. Mornings begin with coffee on the screened porch overlooking rolling pastures as horses graze below. Evenings end around the stone fire pit beneath Carolina skies after a ride through the community trails or an afternoon spent training in the arena. Every element of the property has been carefully planned to create a seamless connection between home, horses and the outdoors.

Designed by Jim Phelps and built by Arcadia Builders, the European-inspired residence blends timeless architecture with warm, inviting living spaces. Soaring ceilings with suspended timber beams, walls of windows and a dramatic floor-to-ceiling stone fireplace create an atmosphere that is both elegant and comfortable. The main-level primary suite offers peaceful views of the pastures, while family and guests enjoy private accommodations on the lower level and generous recreation spaces above, connected by elevator access to every floor.

Outside, the estate continues to impress. Professionally landscaped grounds, mature hardwoods, fenced pastures, a winding creek and thoughtfully designed outdoor living areas create an extraordinary setting for entertaining or simply enjoying the quiet beauty of the countryside.

For the equestrian enthusiast, the facilities reflect the same attention to detail found throughout the residence. A custom barn, newly constructed shed-row barn and professionally built arena, interconnected fenced paddocks, riding trails and numerous recent improvements provide an exceptional environment for both horse and rider.

Just minutes from the charm of downtown Waxhaw and convenient to Charlotte, this is more than a luxury home. It is a place where mornings feel unhurried, horses are always close at hand, and every season offers another reason to appreciate life in the country.

A rare opportunity to experience refined equestrian living without compromise.

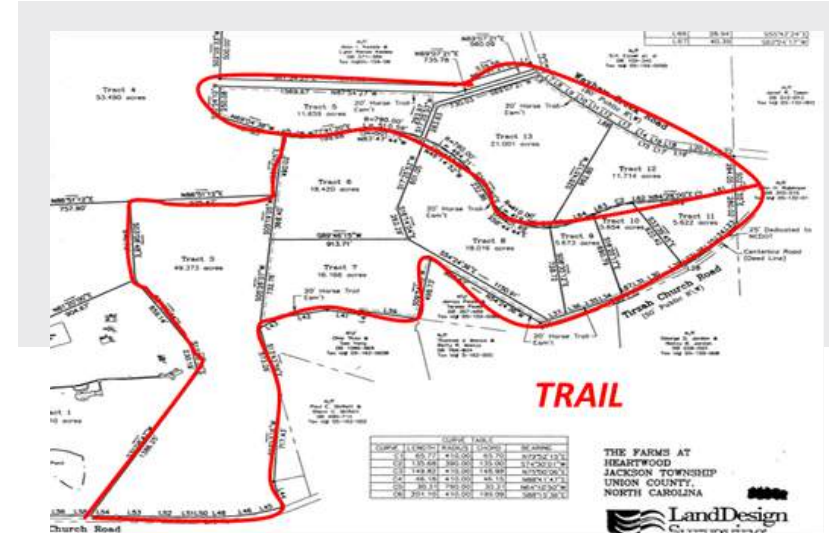


Fact Sheet

An equestrian estate with custom designed/built home and barn. Located in highly desirable Waxhaw, in the Farms at Heartwood community; a community of estate-size properties and equestrian estates.

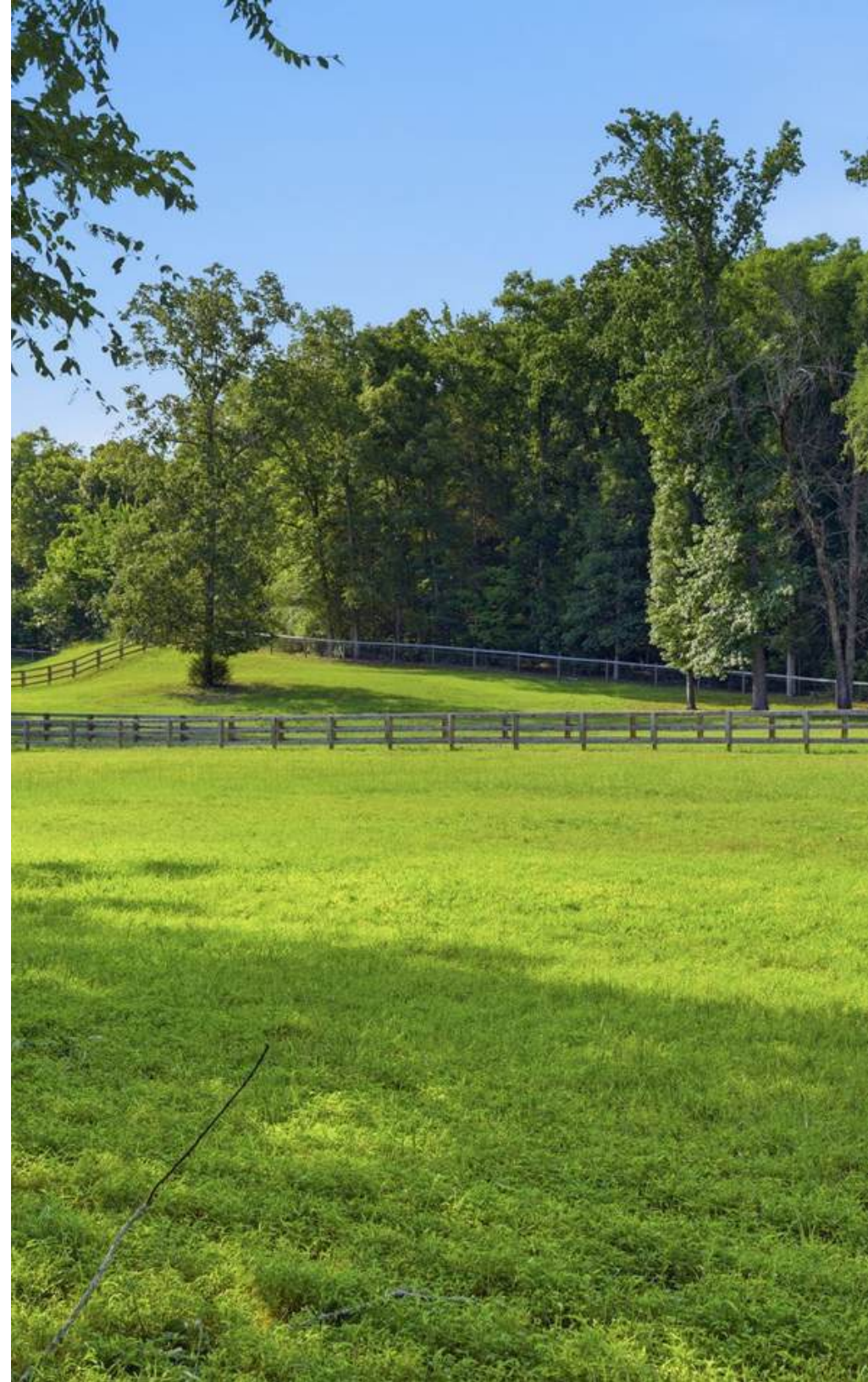
- 11.659 acres
- Parcel ID: 05-162-009
- Elegant European country home w/three levels: 4,441 sq ft
- MAIN LEVEL: foyer, great room, kitchen w/dining area, master suite, powder room, laundry room, elevator, two-car garage
- SECOND LEVEL: large bonus room, exercise room, half-bath, storage (room to expand bath to full)
- LOWER LEVEL: two guest bedrooms w/full baths, mudroom w/dog shower, storage room, mechanical room, garage
- EQUESTRIAN AMENITIES: custom 3-stall barn w/tack room and equipment storage/arena/shed row 3-stall barn
- SCHOOLS: Waxhaw Elementary, Parkwood Middle School, Parkwood High School

**Numerous property and equestrian amenities enhancements in the past three years by current owners*



Property Features

- 11.6 acres
- Gated Entrance
- Stone columned electric gate – *wireless exit loop gate opener (2026)*
- Privacy w/hardwoods and pastures
- Creek
- Custom landscaping/retaining walls
- Stone fire pit and paver patio
- Fenced backyard w/Ramm Flex fencing and field fencing for dogs
- Sprinkler w/drip system in front and backyard
- Fenced pastures
- Access to Community Trails
- *Paved driveway (2024)*







Exterior Features

- Two-car garage w/carriage garage doors - *door motor replaced (2024)*
- Stone and hard coat stucco
- Solid stained wood shutters
- Large back covered deck and screen porch
- Concrete parking pad and motor court
- Heavy exterior molding
- 30-year architectural shingle roof
- Copper cupola and spindle
- Lower level garage - *door raised to accommodate larger vehicles (2024)*
- Lower paver patio covered porch
- *Refinished front doors and garage doors (2025)*

Floor Plan

Main Level – 2,145 sq ft

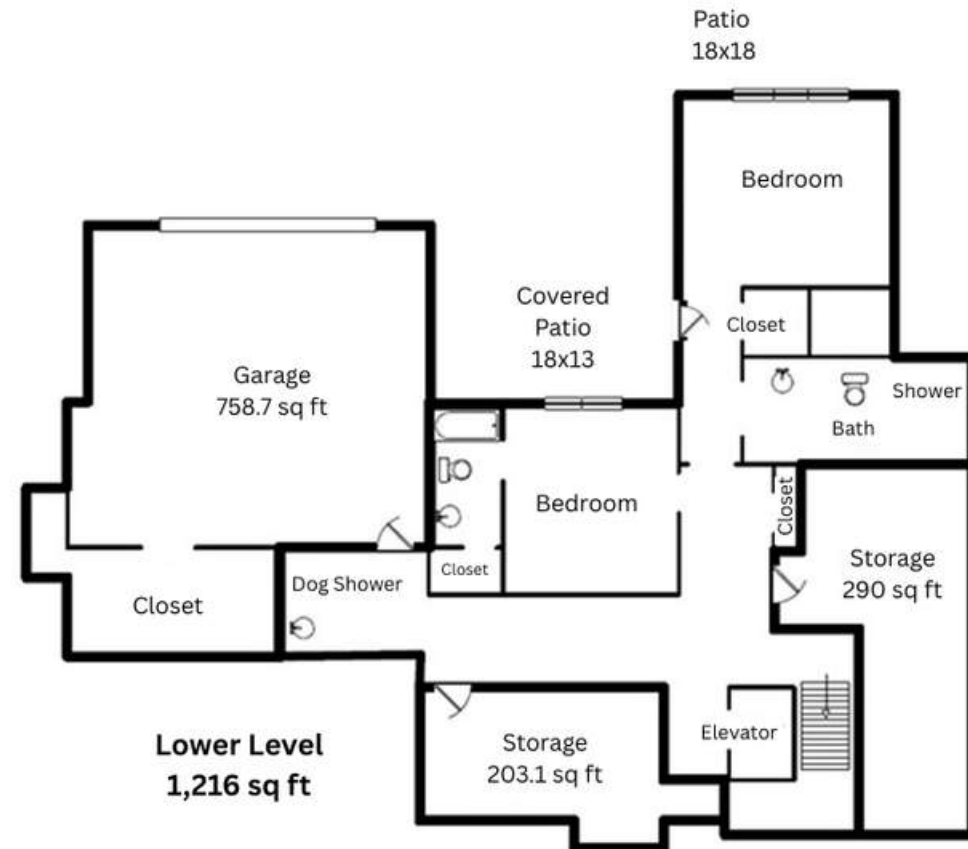
Second Floor – 1,080 sq ft

Lower Level – 1,216 sq ft

TOTAL Heated – 4,441 sq ft

Main Level Garage – 660 sq ft

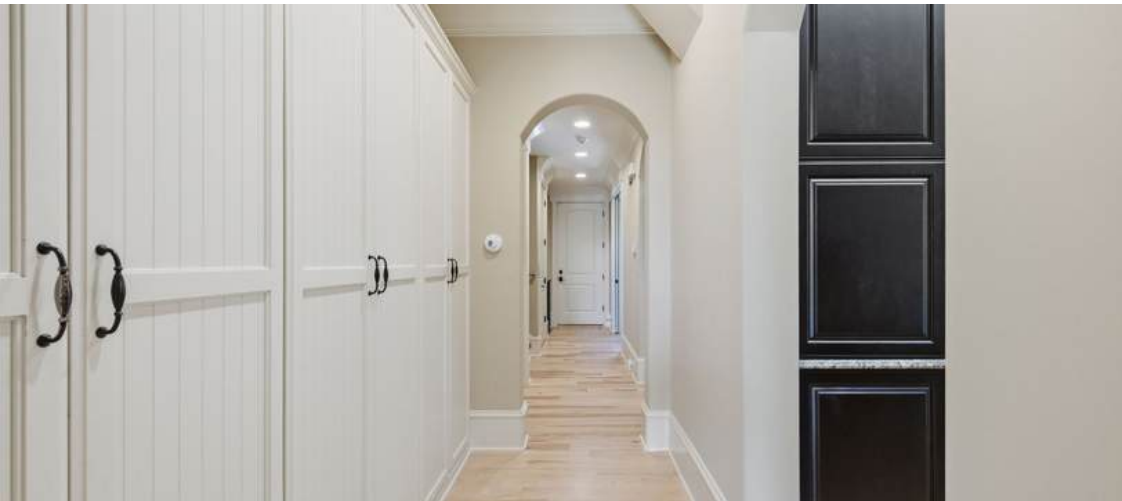
Lower Level Garage – 759 sq ft



Interior Features

- 4,441 heated sq ft
- Built 2009
- Jim Phelps Architect — Arcadia Builders
- Three bedrooms w/full baths and two half-baths
- Herringbone stone foyer w/tongue-and-groove steeple ceiling
- Custom cabinets and granite countertops throughout
- Powder bath w/furniture vanity and vessel sink
- Elevator access to all levels
- Stairs hardwood with carpet runners
- Extensive molding throughout
- Hickory hardwood flooring – *refinished (2025)*
- *LVP flooring Guest Bedrooms, Bonus Room (2025)*





Interior Features

- Second-floor bonus/media/billiards room
- 637 sq ft second-floor walk-in storage
- Second-floor half bath w/slate floor and granite countertop
- Laundry room w/gypcrete flooring
- Office/laundry room combination
 - Built-in desk and file drawers
 - Granite countertops
 - Sink
 - Custom cabinets w/display shelves
 - Glass pocket doors
- Exercise room w/tile floors and skylights
- Recessed lighting
- Roman shades and custom drapes
- Upgraded light fixtures and ceiling fans throughout
- *New LVP flooring on 2nd level and lower level (2025)*

Mechanicals

- Septic/well
- *New well control panel (2026)*
- Water filtration and softener
- HVAC/3 heat pumps – *main floor replaced (2025)*
- Wired for generator
- CPI wireless inTouch security system
- Sound system inside and outside living spaces
- Central vacuum
- Kinetic Internet (*fiber internet coming soon*)
- Buried Lease Propane Tank

Great Room

- 22-foot gas stone fireplace w/oversized opening
- Built-in custom cabinets and display shelves flanking fireplace
- Custom solid suspended timbers and cathedral ceiling
- Walls-of-windows w/views of front yard and pastures





Kitchen

- Custom cherry cabinets w/soft return drawers
- Commissioned mosaic tile backsplash
- Viking gas cooktop w/griddle
- Stainless steel appliances
- Bosch dishwasher
- KitchenAid double ovens w/convection
- Sharp drawer microwave
- Wall-of-pantry cabinets
- Built-in KitchenAid side-by-side refrigerator w/cabinet front
- Breakfast bar w/pendant lights
- French doors open to screened porch and covered deck
- *Signature Hardware Presidio kitchen faucet added (2026)*



Main Floor Primary Suite



BEDROOM

- Outside wall soundproofing
- Gyp-Crete flooring underlayment
- Tile flooring
- Large arched window overlooking pastures
- Cathedral ceiling
- French doors open to screened porch
- Oversized walk-in closet w/built-in shelves, drawers, laundry hamper and window – *new carpet (2025)*

BATHROOM

- Heated floor and heat lamps
- Tile flooring
- Frameless shower (9'7" x 3'8")
 - Tile
 - Stained glass window
 - Rain head and hand held
- Custom cherry dual vanity w/ granite countertop
- Water closet
- Linen closet





Guest Bedrooms

EN SUITE GUEST BEDROOM 1

- Private bath
 - Custom vanity w/granite countertop
 - Tile floor
 - Tile surround tub/shower combo
- Walk-in closet w/shelving
- Sliding glass doors to covered patio
- LVP flooring
- Ceiling fan w/light

EN SUITE GUEST BEDROOM 2

- Custom bath w/tile, stone and frameless glass shower
- Custom vanity w/granite countertop
- Walk-in closet w/shelving
- Tray ceiling w/ceiling fan & light
- Wall-of-windows overlooking backyard and pastures
- Sliding glass doors to covered paver patio



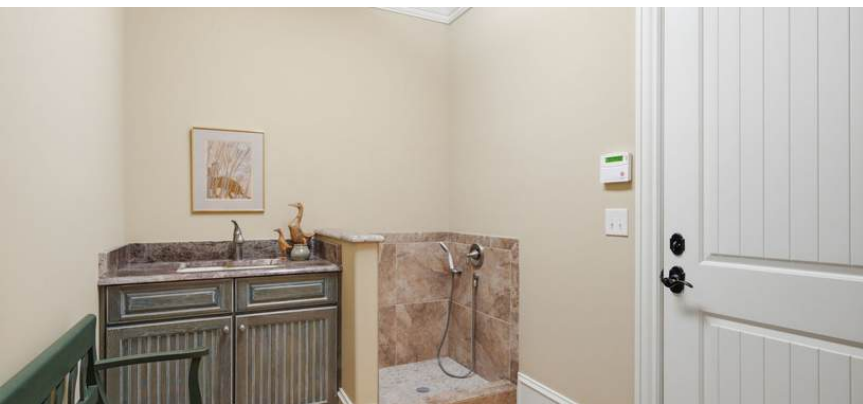
Lower Level

- Tiled dog shower off lower garage (ideal for muddy boots)
- Tiled drop station/mudroom w/cabinets and large sink
- Wainscoting along wide tiled hallways
- Crown molding
- Two large walk-in storage rooms
- Oversized two-car garage w/wall storage system



Indoor/Outdoor Living

- Private paver covered patio downstairs
- Large stained concrete screened porch and balcony
- Spiral staircase to lower patios – *refinished (2025)*
- Speakers and ceiling fans
- Private patio w/fire pit



Upper Level

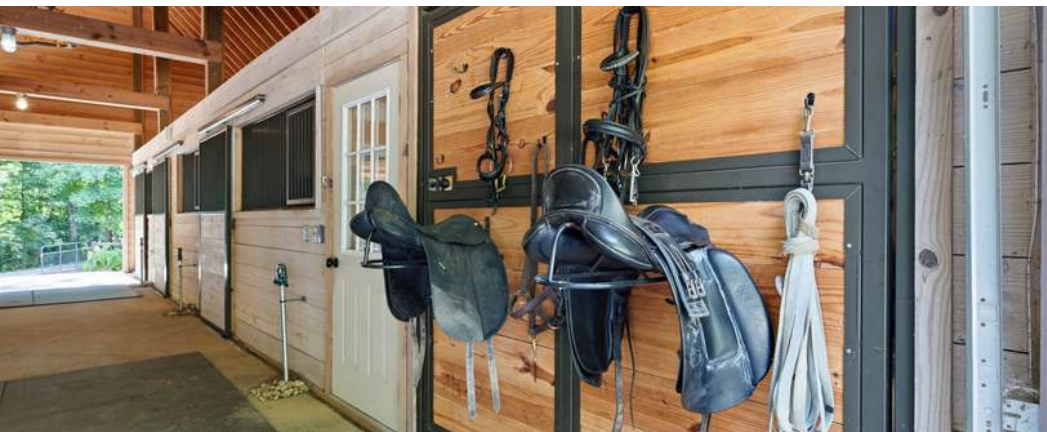
- Elevator access
- Bonus/Game/TV Room
- LVP flooring 2025
- Billiard lighting
- Ceiling fans
- Crown molding
- AV closet
- Tiled exercise room
- Powder bath w/tile floor and granite countertop
- Walk-in attic storage





Equestrian Amenities

- Custom 3-stall barn w/auto garage door and sliding door
- Wide concrete center aisle
- 12' x 12' stalls (ability to expand)
- Water, mats and fan in each stall
- Dutch doors to exterior
- Finished tack room w/rotating wall into center aisle
- Custom double exterior door to tack room
- Large overhang for equipment/supplies storage
- Covered wash area
- High ceiling w/antler chandelier
- Board and batten/shutters
- Separate drive to barn – ample parking space
- Ramm Flex fencing
- Round pen/riding trails



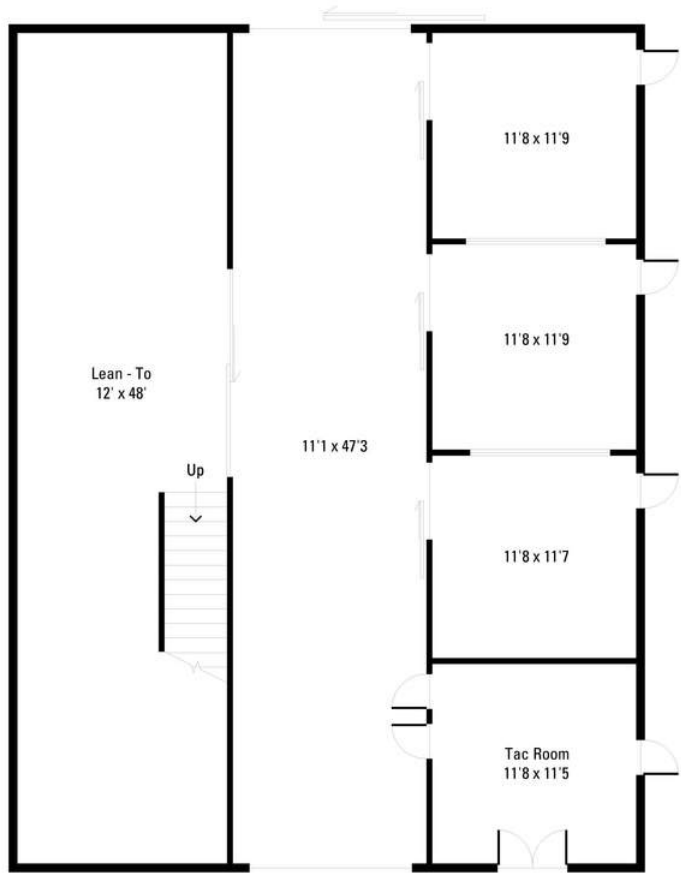


Equestrian Amenities

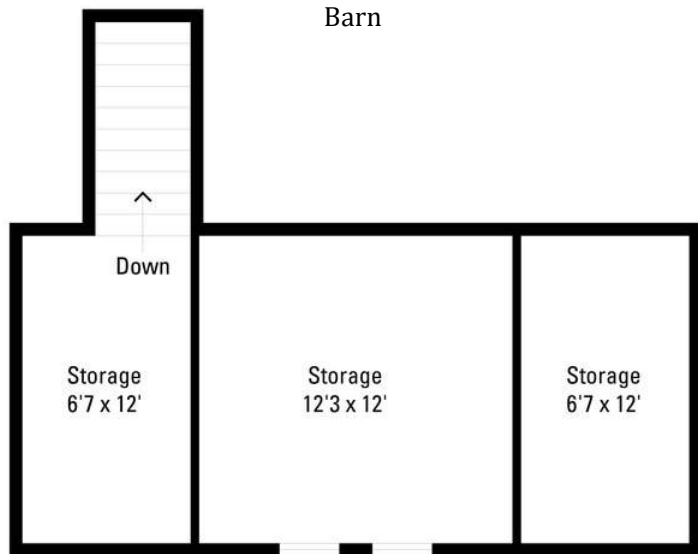
2023 Additions and improvements

- Extensive grading and drainage systems installed
- New board fenced pastures w/interconnecting gates
- Installed 66' x 166' arena
 - Compressed clay base/screenings and washed sand/retaining wall w/lights
- New 3-stall shed row barn
 - 12' x 14' stall w/mats & fans
 - 12' x 10' tack/utility room
 - Large windows/12' overhang



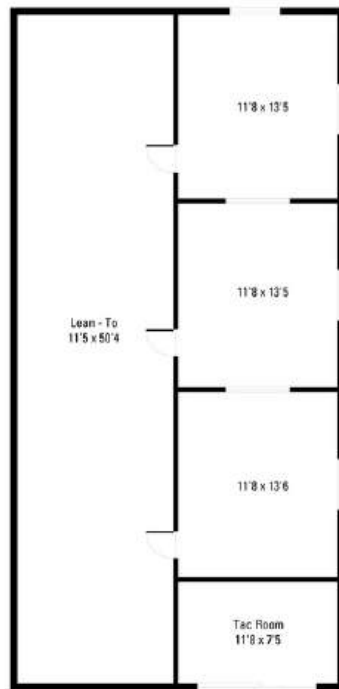


Main Barn



Main Barn 2nd Level

Shed
Row
Barn



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